



- A detached village property occupying a large private plot
- Spacious, open plan lounge, dining room and kitchen onto garden
- Attractive fitted kitchen, good range of units, integrated appliances
- Four bedrooms, master ensuite and family bathroom (now shower room)
- Extensive private drive leading to the double garage
- Fully enclosed and mature private rear garden



"An individual detached village property occupying a good sized, private plot with ample parking and double garage".

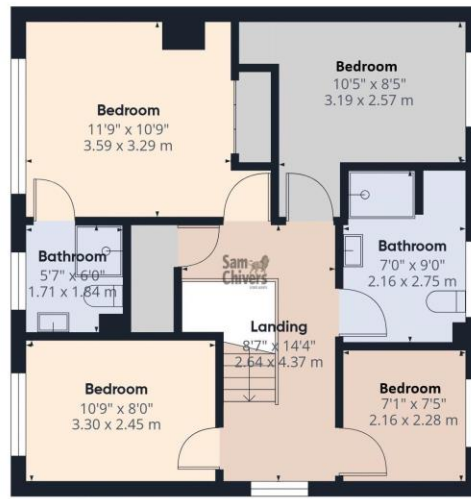
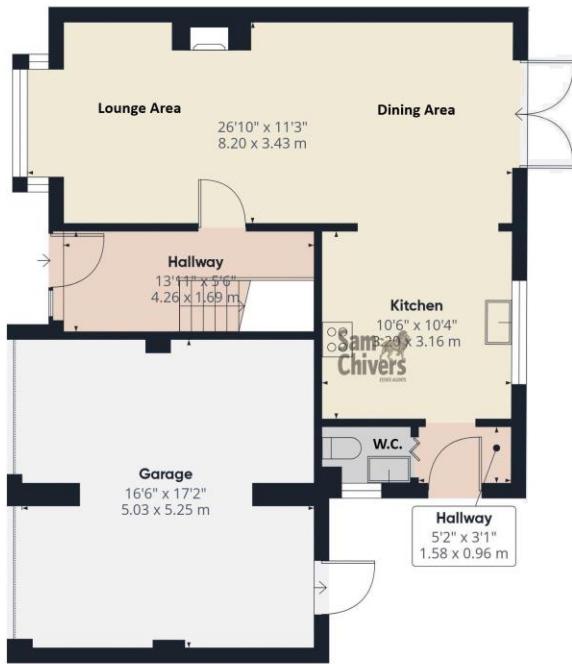
The accommodation comprises entrance hallway with balustrade staircase rising to gallery landing. There is a spacious, light, and airy open plan lounge, dining room and kitchen with windows to front, rear and patio doors onto garden. The lounge hosts a fireplace, the dining area has ample space for a family dining table and the kitchen has a good range of fitted units with integrated appliances. There is a rear lobby which houses the floor mounted oil boiler with door to garden and a handy cloakroom.

On the first floor are four bedrooms, the main bedroom has an ensuite shower room and the family bathroom is now arranged with walk in shower / utility room with space for white goods.

Outside to front is an expansive private drive bordered by mature flower beds and leading to double garage. Gated access leads to a fully enclosed rear garden which is a decent size with freshly laid patio, lawn, mature shrubs, and trees. Large timber garden shed with power and lighting. The double garage has power and lighting.

**Tenure:** Freehold. **Council Tax Band:** tbc.





Approximate total area<sup>(1)</sup>  
1366 ft<sup>2</sup>  
126.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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